

THE TOWN HOMES AT LUDLOW BAY ASSOCIATION
2017 ANNUAL MEETING MINUTES
JULY 1, 2017 AT THE BEACH CLUB

1. The meeting was called to order at 2pm by President Al Wagner. A quorum of owners was established with 13 owners represented; 12 present and 1 by proxy. Owners were asked to introduce themselves.
2. The minutes of the 2016 meeting were approved as presented by unanimous vote.
3. The association budget for the 2017/2018 fiscal year, which was previously distributed to owners, was discussed. In response to a question it was noted that the association does not maintain any reserves but does maintain a contingency fund which at the present time is approximately \$70,000. Part of this is to provide funds if/when we have to replace either the propane tanks or the community fences. For the 4th year in a row there is no increase in the quarterly dues. There was one question regarding the value shown for the propane tanks which the board will look into.
4. Old Business
 - a. Status of the 2017 maintenance checklist. This year there were far fewer items advised to owners that require attention. While the annual maintenance checklist addresses exterior appearance, owners were advised of maintenance items to consider, since depending on the age of their unit it may need to either be painted or consider a new roof. It was emphasized that owners should check with a board member before any exterior maintenance as we have had some issues with owners using the wrong product or color, particularly on a few decks.
 - b. Community Reminders
 - i. Owners were reminded about all of the information on the website such as governing documents, association rules, maintenance approval as well as neighborhood courtesies.
 - ii. Parking. Owners were reminded that garages are the primary parking place and should not be used as storage. As a community we only have 1.5 parking spaces per town home and using a garage for storage impacts parking availability for owners and guests.
 - iii. Owners were reminded of the need to provide evidence of both insurance coverage on their physical town home as well as \$1,000,000 of liability coverage. Lewis will be following up with owners.
 - iv. PLA seems to be making progress with sales down at the Cove and so we may see Condos around the Lagoon starting in 2018?
 - v. The fire alarm system was tested last week and we passed. The sprinkler inspection will be scheduled later this month.
5. New Business
 - a. The anodes on the propane tanks were recently check and should be good for another 5 years.

- b. The roof moss has been more difficult than usual this year and the contractor continues to work on the problem areas.
 - c. Gutters will be cleaned this fall
 - d. The new fire monitoring system is performing well. We have had no false alarms and the wireless service, vs Century Link saves us about \$2,900. per year.
 - e. Tract C and beach grass. The beach grass is important to the stability of our shoreline and should not be removed except to provide a nominal fire break of 3-5 feet. However, weeds can be removed.
 - f. It has been a few years since we renovated the fences and so we are having them evaluated this summer and anticipate some repairs and touch up.
6. Board Elections. There were no nominations from the floor and the current board members, being of uncertain intelligence agreed to continue. They were elected by acclamation.
7. The meeting was adjourned at 2:55 and was followed by a social gathering.

Submitted by Lewis Hale, Secretary